PETITION FOR ZONING VALANCE 12-134-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County as which is described in the description and plat attached hereto and made a part hereof, hereby persion for a

Variance from Section 409.2.f - to permit 6 purking spaces inlieu of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The subject property at 15 West Allegheny Avenue was acquired many years ago (March 17, 1954) by the present legal owner, the other co-owner, Samuel Maranto, having since died. Through the years, it has been used for various retail purposes and has had six parking spaces, which have been adequate. As noted from the attached plat and description, the property is a small parcel measuring only 22 feet by 150 feet, and, allowing for the improvements, there is insufficient property to satisfy current zoning regulations pertaining to parking. To require strict adherence to required parking of 15 spaces would impose a hardship and difficulty upon the owner, the result of which would be more injurious than the advantage which can be gained.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

> I/Wx do solemnly declare and affirm, under the penalties of perjury, that I/me are the legal owner(x) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): __(NOT_APPLICABLE) Eole B. Maranto (Type or Print Name) (Type or Print Name) Signature Signature (Type or Print Name) Signature 616 St. Francis Drive Towson, Maryland 21204 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Maryland 21204 Kenneth D. Pezzulla, Attorney Suite 301 Equitable Towson Building Attorney's Telephone No.: ___821-5235____ __Towson_ Maryland 21204 - 821-5235

ORDERED By The Zoning Commissioner of Baltimore County, this 25 15th

of <u>September</u>, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 10:00 o'clock

day of ___December ___A_M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

FOR

CEIVED

B

ORDER

October 23, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #56 (1981-1982) Property Owner: Eole B. Maranto S/S Allegheny Ave. 230' W. of York Rd. Acres: 3,300 sq. ft. District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Highways:

Allegheny Avenue, an existing County street, is proposed to be further improved in the future as a 48-foot closed section roadway on the 80-foot right-of-way.

Watkins Way (the indicated 20-fcot alley) is proposed to be further improved in the future as a 20-foot paved roadway on a 24-foot right-of-way.

Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, dama ing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

RE: PETITION FOR VARIANCE S/S West Allegheny Ave., 230' BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

W of York Rd. . 9th District

EOLE B. MARANTO, Petitioner Case No. 82-134-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hareby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2138

I HEREBY CERTIFY that on this 18th day of November, 1981, a copy of the foregoing Order was mailed to Kenneth D. Pezzulla, Esquire, Suite 301 Equitable Towson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

Item #56 (1981-1982) Property Owner: Eole B. Maranto October 23, 1981

Water and Samilary Sewer:

There is an 8-inch public water main in Allegheny Avenue and 8-inch public sanitary sewerage in Watkins Way.

Very truly yours,

RAM: EAM: FWR:ss

cc: Jack Wimbley John Trenner

N-NW Key Sheet 38 NE 3 Pos. Sheet NE 10 A Topo 70 and 70A Tax Maps BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

Haren



PETITION AND SITE PLAN

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Lecember 2, 1981

UNITY OFFICE BLDG. 1.1 W. Chesapcake Ave. Towson, Maryland 21204

ၿပီဝ Nicholas B. Commodar

MEMBERS Bureau of Department of Traffic Engineering

Sureau of Fire Prevention Braith Department Project Planning Building Department Board of Education Zoning Administration

Industrial

Kenneth D. Pezzulla, Esquire Suite 301, Equitable Towson Building Towson, Maryland 21204

> RE: Item No. 56 Petitioner - Eole B. Maranto Variance Petition

Dear Mr. Pezzulla:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a learing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nichalan D. Commoderes NICHOLAS B. COMMODARI Chairman

Zoning Plans Advisory Committee

NBC: bsc

Enclosures

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

The property with the text of the section of the se

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Roment, Zering Comissioner TO Coffice of Flooring and Acaim Date Centember 23, 1981

FROM Ian J. Forrest SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

> Item #47 - Joseph and Rise Wilder Item #51 - The Colonial Company

> Item #52 - Frank J. Curreri, Sr.

Item #54 - James C. and Laurel P. Strassberger

✓ Item #36 - Eole B. Mararto

Item #59 - Joseph Carpentieri

Item #60 - Walter and Erenda Leona Scott

Item #61 - Kenneth M. Hall, Sr.

Ian J. Forrest, Lirector BUREAU OF ENVIRONMENTAL SERVICES

FAULH REINCHE

Mr. William Hammond Toming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Eole B. Maranto

Location: S/S Allegheny Avenue 230' W. of York Road

Zoning Agenda: Meeting of September 15, 1981 Item No.: 56

Gertlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Act of the Approved: Size Frevention Bureau Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested *** will not adversely affect the health, safety, and general welfare of the community, the variance(s) should xshould xshould

Deputy

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of December, 19 81, that the herein Petition for Variance(s) to permit six parking spaces in lieu of the required 15 spaces, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., dated July 23, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND

Nick Commodari

INTER-OFFICE CORRESPONDENCE

September 25, 1981

Charles E. Burnham FROM.... Zoning Advisory Committee SUBJECT Meeting of September 15, 1981 ITEM NO. 52 See Comments ITHM NO. 53 Standard Comments ITEM NO. 54 Standard Comments ITEM NO. 55 See Comments Standard Comments √ ITHM NO. 56 Standard Comments ITEM NO. 57

> Charles E. Burnham Plans Review Chief

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner December 1, 1981 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Petition No. 82-134-A Item 56

ORDER RECEIVED FOR FILING

Petition for Variance South side of West Alleghany Avenue, 230 ft. West of York Road Petitioner- Eole B. Maranto

Ninth District

HEARING: Thursday, December 10, 1981 (10:00 A.M.)

There are no comprehensive planning comments requiring comment on this

NEG:JGH:ab

F ITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance

South side of West Alleghany Avenue, 230 ft. West of York Road LOCATION:

Thursday, December 10, 1981 at 10:00 A.M. DATE & TIME:

Room 106, County Office Building, 111 W. Chesapeake Avenue, PUBLIC HEARING:

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 6 parking spaces in lieu of the required 15.

The Zoning Regulation to be excepted as follows:

Section 409. 2.f - Parking

All that parcel of land in the Ninth District of Baltimore County.

Being the property of Eole B. Maranto as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 10, 1981 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 10, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: September 15, 1981

RE: Item No: 52, 53, 54, 55, 56, 57 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammend:

All of the above have no bearing on student population.

Very truly yours) Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp



8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501

July 20, 1981

DESCRIPTION TO ACCOMPANY PETITION FOR PARKING VARIANCE # 15 WEST ALLECHANY AVENUE 9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the south side of West Alleghany Avenue, 80 feet wide, at a point distance 230 feet, more or less, measured in a westerly direction on said south side of West Alleghany Avenue from its intersection with the west side of York Road, thence leaving said place of beginning and running and binding on said south side of West Alleghany Avenue, (1) Westerly 22.00 feet thence, leaving said south side of West Alleghany Avenue and running the three following courses and distances viz: (2) Southerly 150.00 feet, thence (3) Easterly 22.00 and thence (4) Northerly 150.00 to the place of beginning.

Containing 3300 square feet of land, more or less. This description has been prepared for zoning purposes only and is not

intended to be used for conveyance.



December 1, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item \$56, Zoning Advisory Committee Meeting, September 15, 1981, are as follows:

Property Owner: Eale B. Maranta Location: S/S Allegheny Avenue 230' W. of York Road Acres: 3,300 sq. ft. District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours, John Zelumbler John L. Wimbley

Current Planning & Development



December 3, 1981

CROWINGH 3 MAILING ZONIA COMMISSIONER

Kenneth D. Pezzulla, Esquire Suite 301 Equitable Towson Building Towson, Maryland 21204

> Petition for Variance S/s of W. Allegheny Avenue, 230 ft. W of York Rd. Eole B. Maranto - Petitioner Case #82-134-A Item #56

Dear Mr. Pezzulla:

This is to advise you that \$53.23 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 102671

\$53.88 RECEIVED Tole Maranto Posting & Advertising case No. 12-134-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

Norman E. Gerber, Director	December 1, 1981 Norman E. Gerter, Director Petition for Variance South ide of West Alleghary Avenue, 230 ft, West of York Road Petitioner-Eole B. Marcato Ninth District HEARING: Thursdoy, December 10, 1981 (10:00 A.M.) There are no comprehensive planning comments requirin, comment on this petition. NEGJGHich NEGJGHich NEGJGHich NEGJGHich BALTIMORE GOUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accented for filling this Your Petition has been received and accented for filling this Your Petition has been received and accented for filling this Your Petition has been received and accented for filling this Your Petition has been received and accented for filling this Your Petition has been received and accented for filling this CERTIFICATE OF POSTING ZONING DERARTMENT OF BALTIMORE COUNTY of June 18 Advisory Committee CERTIFICATE OF POSTING ZONING DERARTMENT OF BALTIMORE COUNTY of June 18 Advisory Committee LEXANGE. Date of Posting Manyland Listick, L.M. Date of Posting Manyland Date of Posting Manyland Date of Posting Manyland Date of Posting Manyland		INTER-OFFICE CO	RRESPONDENCE		
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titioner EOLE B. MARANTO	sted for:					
THROUPE' 2-, L'	ECLE B. MARANTO	sted for:	FOLF B MARANT			
ocation of property: S/C W ALLEGHANY AVE. 230 WOF					2301WOF	

Number of Signs: ____

Kenneth D. Pezzulla, Esquire Suite 301 Equitable Towson Building Towson, Maryland 21204

November 12, 1981

NOTICE OF HEARING

Petition for Variance S/s of W. Flieghany Ave., 230' W of York Rd. Eole B. Maranto - Petitioner Case #82-134-A

TIME:_	10:00 A, M.
DATE:_	Thursday, December 10, 1981
PLACE:	ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
	TOWSON, MARYLAND

BALTIMORE COUNTY

Petition For Variance off Idice

9th District

ZONING: Petition for Variance.

LOCATION: South side of West Alleghany Avenue, 230 ft. West of York Road.

DATE & TIME: Thursday, December 10, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 106. County Office. PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Reguiations of Baltimore County,
will hold a public hearing:
Petition for Variance to
permit 6 parking spaces in permit 6 parking spaces in lieu of the required 15.

The Zoning Regulation to be excepted as the res. Section 409.2.f . Park. All that parcel of land in the Ninth District of Baltimore County.

#15 West Alleghany Avenue, 9th Election District, Baltimore County, Maryland.

BEGINNING FOR THE SAME on the south side of SAME on the south side of West Alleghany Avenue, 80 feet wide, at a point disso leet wide, at a point distance 230 feet, more or less, measured in a westerly direction on said south side of West Alleghany Avenue from its intersection with the west side of York Road, thence leaving said place of beginning and running and binding on said south side of West. Alleghany Avenue, (1)
Westerly 22.00 feet thence,
leaving said south side of
West Alleghany Avenue
and running the three following courses and distances viz. (2) Southerly lowing courses and distances viz: (2) Southerly 150.00 feet, thence (3) Easterly 22.00 and thence (4) Northerly 150.00 to the place of beginning.

Containing 3300 square feet of land, more or less.

Being the property of Eole B. Maranto as shown on plat plan filed with the Zoning Department.

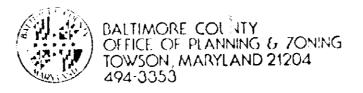
Hearing Date: Thuraday, December 10, 1981 at 10:00 A.M.

Public Hearing: Room 106, County Office Building 111 W. Chesapeake

Zoning Commissioner Of Baltimore County

The Times

OC Times	PUBLIC HEA
Middle River, Md.,19	('hesapenkë Maryland
minute river, mu., 13	The Zoning (
و بناه می باد می	timore County.
. This is to Certify, That the annexed	Zoning Act and
	i timore County, i hearing:
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	parking spaces
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	The Zoning
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	Section 492f
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WILLIAM E. HAMMOND ZONING COMMISSIONER

December 15, 1981

Kenneth D. Pezzulla, Esquire Suite 301 Equitable Towson Building . Towson, Maryland 21204

> RE: Petition for Variance S/S of W. Alleghany Ave., 230' W of York Rd. - 9th Election District Eole B. Maranto - Petitioner NO. 82-134-A (Item No. 56)

Dear Mr. Pezzulla:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

TITION	FOR VARIANCE.	
(G: Patit	ion for Varience ath side of West Al-	

ZONING: Patition for Variouse
LOCATION: South side of West Allegicary Avenue, 230 ft. West of
York Road
DATE & TIME. Thursday. December 10, 19-1 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesapeake Avenue, Towson,
Maryland y Commissioner of Bal-ly, by authority of the nod Regulations of Lai-ly, will hold a public Variance to permit 6 ces in heu of the reag Regulation to be exbillows:
2 f. Parking
parre, of bond on the
act of Baltimere Con ty
ALLEGHANY AVENUE,
ECTION DISTRICT,
HMORE COUNTY,
MARYLAND
g for the same on the
of West Alleghany Aveet wide, at a point dislect, more or less, measwesterly direction on said
of West Alleghany Avelts intersection with the
of York Road, thence
id place of beginning and
holding on said south
West Alleghany Avenue,
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wing courses and distan(2) Boutherly 150.00 feet,
Easterly 22.00 and thence
erly 150.00 to the place
ing. Regulation to be exof beginning.
Containing 3300 square feet of land, more or leas.
Being the property of Eole B.
Marento as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, December 10, 1981 at 10:00 A.M.
Public Hearing: Room 108, County Office B iliding, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOV	VSON MD., 19_3 <u>1</u>
THIS IS T	O CERTIFY, that the annexed advertisement wa
publishea in T	HE JEFFERSONIAN, a weekly newspaper printe
and published	in Towson, Baltimore County, Md., once in reac
of:	successive areaks before the
day of	the first publication the first publication
appearing on t	he 12th day of 11111111111111111111111111111111111
19 31.	

p the jeffersonian, Manager.

Cost of Advertisement, \$_____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

	You. Petition has been received th	.is 7	_ day of	Systember , 1981.
	Filing Fee \$ 25.		Coceived:	Check
	Item # 56	,	<i>1</i> ,	Cash Other
OF M		0. 102614	1 by	Mounth, D. Pozzuli.
	MOUNT \$25.00	(the Po	etition for assignment of a
s	ECEIVED Kenneth D. Pezzulla, Esquire			
F.	on Filing Fee for Case #82-134-A (Mora	nto)		
	13 4 7 4 1 1 3	D 5.0 €	.	
-	VALIDATION OR SIGNATURE OF CASHI	ER		
* # 44-2 5				

PETITION	MAPPING		PROGRESS			SHE	T			
	Wall Map		Original		Duplicate		fracing		200 Sheet	
FUNCTION	date	by	date	Ьу	date	by	dat⊕	Ьу	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: しんぴん		<u></u>			ed Pl		or des	cript		
Previous case:	Previous case:			Мар	# _3	Č	· No. Salahar			_No



